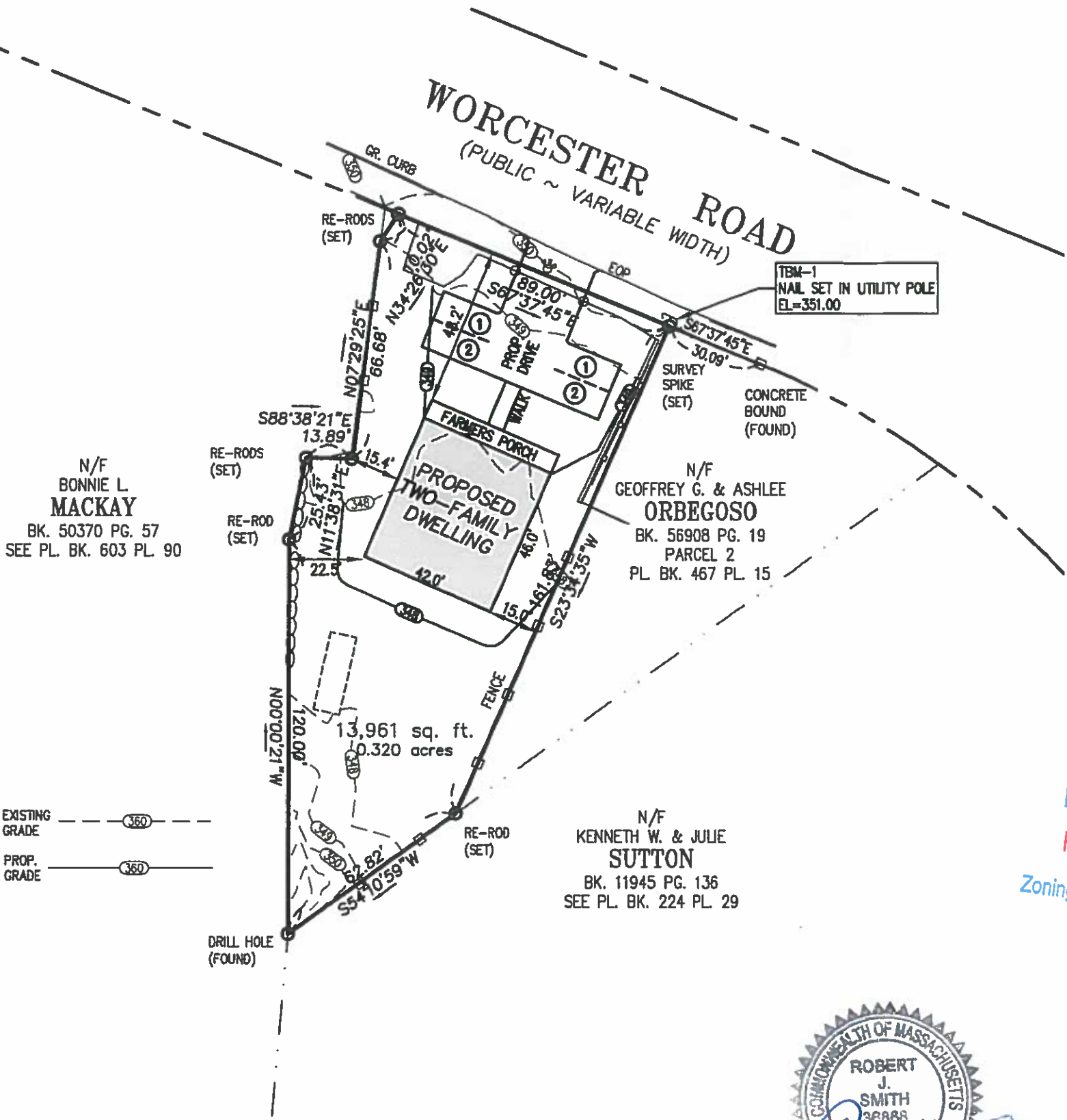


BASED UPON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT
THE PROPERTY SHOWN DOES NOT LIE WITHIN THE SPECIAL
FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. MAP

25027C 0827 E DATED 7/4/11



NOTES:

- * THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- * LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.
- * DATUM FOR THIS PLAN IS ASSUMED
- * THE LOT AND BUILDING PROPOSED ON THIS PLAN DOES NOT CONFORM TO THE PRESENT ZONING BYLAWS

ZONE: R-20	
PROPOSED TWO FAMILY DWELLING	
REQUIRED:	EXISTING/PROPOSED:
MIN. AREA: 20,000 S.F.	13,961 S.F.
MIN. FRONTAGE: 125'	89.00'
MIN. LOT WIDTH: 125'	85.09'
FRONT SETBACK: 30'	48.0'
SIDE SETBACK: 15'	15.4'/15.0'
REAR SETBACK: 15'	62.2'
MAX. BLD. COVERAGE: 30%	15.6%

- * SOLAR READY ZONE
- * IMPERVIOUS MATERIAL COVERAGE (BLD & PAVED DRIVE): 26.2%
- * PROPOSED PARKING SPACES: 9'x18'

RECEIVED
FEB 20 2020
Zoning Board of Appeals

COMMONWEALTH OF MASSACHUSETTS
ROBERT J. SMITH
36888
PROFESSIONAL LAND SURVEYOR
Jan 30 2020
DATE

PROPOSED BUILDING PLAN	
PREPARED FOR: DAVID K. MURADIAN 165 WORCESTER ROAD GRAFTON, MASSACHUSETTS	
SCALE: 1"=40'	rev: 1/30/2020 DATE: DECEMBER 16, 2019
B&R SURVEY, INC. PROFESSIONAL LAND SURVEYORS 100 GROVE STREET WORCESTER, MA 01605 TEL. 508.756.8579 FAX. 508.421.4797	
DRAWN BY: RPB	PROJECT NO. 19-234

RECEIVED TOWN CLERK
2020 FEB 20 PM 12:05

DEED REF: 60973/138
PLAN REF: 467/15, 603/90
ZONED: R20, WATER SUPPLY PROTECTION OVERLAY
ASSESSORS REF: MAP 36 PARCEL 125